



# Council Communication

Office of the City Manager

**Date** January 28, 2008

**Agenda Item No.** 19  
**Roll Call No.** 08-  
**Communication No.** 08-042  
**Submitted by:** **Jeb E. Brewer, P.E.,**  
**City Engineer**

## **AGENDA HEADING:**

Resolution establishing fair market value of multiple properties for the Southeast Connector Project – Southwest Second Street to Southeast Sixth Street.

## **SYNOPSIS:**

Approval of fair market value for the final two properties required for the Southeast Connector Project – Southwest Second Street to Southeast Sixth Street Segment. State law requires this action before the City can proceed with an offer to purchase necessary properties under the threat of eminent domain.

## **FISCAL IMPACT:**

Amount: \$330,000 plus closing costs and relocation expenses

Funding Source: 2007-08 CIP, Street Improvements, SE Connector – SW 2<sup>nd</sup> to SE 6<sup>th</sup>, STR214, Page – Streets 41.

## **ADDITIONAL INFORMATION:**

On April 25, 2005, by Roll Call No.05-069, the City Council of the City of Des Moines authorized acquisition of the necessary right-of-way and easements for the SE Connector Project from SW 2<sup>nd</sup> Street to SE 14<sup>th</sup> Street.

This phase of the project provides for four-lane extension of the east/west segment of Martin Luther King, Jr. Parkway across the Des Moines River to SE Sixth Street. The project will improve access to the central business district, reduce traffic congestion, noise and pollution, and provide better access for industrial areas in the central City.

On November 9, 2007, the City received authorization from the Iowa Department of Transportation (IDOT) to commence acquisition of all necessary property interests for this project. The properties listed below have been appraised by an independent appraiser and the appraisals have been approved by the IDOT.

Dale and Ilene Belieu are the titleholders of the property at 209 Raccoon Street. They sold the property on contract to Craig and Marsha Peters who occupy the building as owner-operators of TMC Auto Body. The property has been appraised at \$252,000 for a total fee acquisition. Under state and federal regulations, the City is required to provide relocation assistance for this business and will make every attempt to find a suitable replacement site within the City of Des Moines.

The property at 404 - 424 SE 5<sup>th</sup> Street is vacant land owned by Sam Nicolino, Jr. and Mabel Nicolino. The property has been appraised at \$78,000 for a partial fee acquisition. This acquisition will not require relocation.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 25, 2005

Roll Call Number: [05-969](#)

Action: Authorization to proceed with acquisition of right-of-way and easements for the SE Connector Project from SW 2<sup>nd</sup> Street to SE 14<sup>th</sup> Street. Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 7, 2005

Roll Call Number: [05-530](#)

Action: Execution of Iowa Department of Transportation Agreement. ([Council Communication No. 05-098](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**